



Jeanne Min <jeanne.min@lacity.org>

TOT item on B&F Agenda

1 message

Veronica Perez <vp@veronicaperez.com>

Mon, Aug 3, 2015 at 6:19 AM

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Hi guys,

Just wanted to send you a quick note about item 3 on today's B&F Committee meeting regarding TOT on Short Term Rentals. Not sure if you're the deputy in your office covering B&F. If you are not, can you please forward it to the right person?

I represent Keep Neighborhoods First, a coalition of community stakeholders who are concerned about the impacts Short Term Rentals have on rent controlled housing stock, quality of life for residential communities, and hotel jobs.

As you know, PLUM will likely be hearing a motion soon regarding overarching regulations for STRs in Los Angeles. We are looking forward to this collaborative process in creating an enforceable framework that allows true home sharing, but guards against the above risks.

We have strong concerns about moving forward with the TOT item at today's budget hearing. We believe charging TOT on units that are illegal is putting the cart before the horse and that this item should be on hold until the City determines when/what/how to enforce against illegal units.

I will be calling you to discuss. Thank you!

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Jeanne Min <jeanne.min@lacity.org>

Short term rental impacts on housing

1 message

Veronica Perez <vp@veronicaperez.com>

Wed, Aug 5, 2015 at 3:39 PM

To: Jeanne Min <jeanne.min@lacity.org>, David Giron <david.giron@lacity.org>

Hi Jeanne and David! Hope you're doing well.

I wanted to touch base about the Short Term Rental policy issue that is set to go before PLUM in the coming weeks (Bonin motion http://clkrep.lacity.org/online/docs/2014/14-1635-S2_mot_06-02-2015.pdf). Basically, they are looking to regulate Short Term Rentals (like what AirBnB does).

I represent a neighborhood coalition called Keep Neighborhoods First. We aren't opposed to true home sharing, but are opposed to whole apartment buildings and single family homes being turned into de facto hotels. Lots of impacts, particularly on housing production. **This is the issue I am flagging for your attention.** As you know, there are also community quality of life impacts, such as long-term LA residents having to live next to de facto hotels with tourists coming and going and partying/making noise on vacation.

Here's a staggering figure for you: There have been 7,316 units taken off the rental market by AirBnB, which is equivalent to seven years of affordable housing construction in LA.

If this continues, we will tread backwards on our goal of increased housing production, as well as the Mayor's stated goal of building 100,000 new housing units by 2021.

Here is a link to the LAANE report with the housing figures and full analysis of the issue:

<http://www.laane.org/wp-content/uploads/2015/03/AirBnB-Final.pdf>

Please let me know if you would like more info in addition to the below. In addition, I have put in a meeting request to your office:

I. Exacerbating the Housing Shortage

a. More Profit as STRs: AirBnB, HomeAway, VRBO and other platforms create incentives for landlords to take units off the rental market. They could earn significantly more money by converting traditional rental stock into STR units.

i. AirBnB density overlaps with

communities with high median rents and low vacancies. This squeezes the rental market even tighter.

b. Staggering Figures:

i. The 7,316 units taken off the rental market by AirBnB is equivalent to seven years of affordable housing construction in LA.

ii. In Venice, approximately 12.5 percent of ALL housing units have become STR, all without public approval

c. RSO Abuses, Rogue Hotels and Bad Actors:

i. RSO units are being illegally converted into more profitable STRs.

1. STR model allows owners to sidestep tenant protections, bars on evictions, and limited rent increases built into RSO

ii. Venice, Echo Park, Hollywood and other popular destination communities are seeing whole homes and entire apartment buildings bought up and stockpiled by commercial investors who want a piece of the action.

1. Number of rogue hotels increasing

I will be submitting a scheduling request to the Councilman with our coalition. Thanks and look forward to seeing you soon!



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